



**Address:** [2049 FOREST HILLS RD](#)  
**City:** GRAPEVINE  
**Georeference:** 23180--19  
**Subdivision:** LAKE FOREST ADDITION-GRAPEVINE  
**Neighborhood Code:** 3G050C

**Latitude:** 32.9721548981  
**Longitude:** -97.098062424  
**TAD Map:** 2120-472  
**MAPSCO:** TAR-013T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKE FOREST ADDITION-GRAPEVINE Lot 19

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLP (00224)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$704,382

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01546813

**Site Name:** LAKE FOREST ADDITION-GRAPEVINE-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,185

**Land Acres<sup>\*</sup>:** 0.3485

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SULLIVAN STEPHANIE S

**Primary Owner Address:**

2049 FOREST HILLS RD  
GRAPEVINE, TX 76051

**Deed Date:** 12/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222002737](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULLIVAN PHILIP;SULLIVAN STEPHANIE S	8/22/2014	<a href="#">D214189790</a>		
LLOYD BILLY JAMES	2/27/1985	00081030000689	0008103	0000689
LLOYD BILLY J;LLOYD KAREN	4/14/1983	00074770000720	0007477	0000720
LOTA J LLOYD	12/31/1900	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$593,568	\$110,814	\$704,382	\$704,382
2024	\$593,568	\$110,814	\$704,382	\$700,314
2023	\$534,037	\$110,814	\$644,851	\$636,649
2022	\$477,079	\$110,873	\$587,952	\$578,772
2021	\$434,602	\$127,500	\$562,102	\$526,156
2020	\$376,684	\$150,000	\$526,684	\$478,324

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.